Seattle
Office of Housing

August 27, 2026

K. Wyking Garrett
Executive Director
Africatown Community Land Trust & Shelter Resources Inc.

RE: 2025 Notice of Funding Availability Determination – Benu Community Housing

Dear Mr. Garrett,

Thank you for applying to the Seattle Office of Housing for the 2025 Notice of Funding Availability (NOFA) round. We received a strong pool of competitive applications. Applications were assessed based on established minimum and competitive evaluation criteria.

After careful review, we regret to inform you that your application for the Benu Community Housing project, located at 1601 E Yesler Way Seattle, WA, was not selected for funding during this competitive round. As outlined below, the primary factors informing this determination relate to the project's alignment with minimum and competitive requirements necessary to advance in this funding round.

Concerns were raised about the development team's capacity. While Shelter Resources has a strong track record, ACLT's most recent project experienced significant lease-up delays. In addition, Shelter Resources identified another project as its top priority this round, raising questions about capacity to advance multiple complex developments simultaneously.

The project also did not meet competitive criteria related to financing and affordability. The project includes no units at or below 30% AMI and concentrates a large number of small units at 50% AMI, which market analysis indicates may face leasing challenges. ACLT does not, on its own, meet OH's financing requirements, and Shelter Resources would need to serve as a guarantor.

The Office of Housing encourages the applicant to further evaluate the proposed unit mix in future applications. While not a determining factor in this funding decision, projects that include deeper affordability (0–50% AMI) and a higher proportion of family-sized units, particularly three-bedroom or larger units, tend to be more competitive given Seattle's highest identified housing needs.

In addition to the considerations noted above, the application's overall quality and clarity limited its competitiveness in this funding round. Compared to other submissions, several sections lacked sufficient detail and supporting documentation to fully demonstrate alignments with NOFA criteria. For future applications, we encourage dedicating additional time to editing and refining the narrative and supporting documents to ensure responses are clear, complete, and accurate.

If you have any questions about the NOFA process or would like to discuss the comments on your application review, please contact Rosey Zhou at (206) 684-0346 or Rosey.Zhou@seattle.gov.

Sincerely,

Rosey Zhou
Director of Capital Investments